

October 3, 2019

Subject Property:

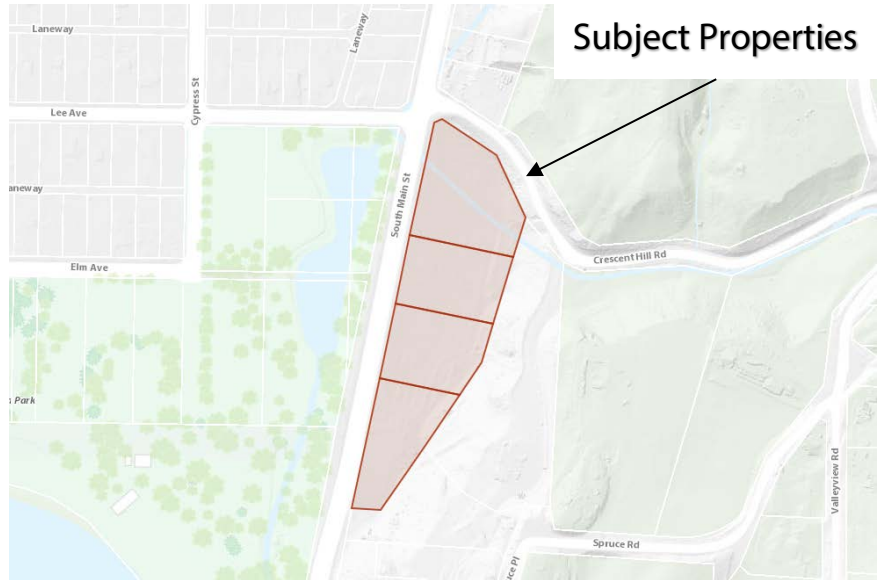
3790, 3700, 3650 and 3600 South Main Street

Lots 1-4, District Lots 197 and 587,
Similkameen Division Yale District, Plan
27190

Application:

Rezone PL2019-8547

The applicant is requesting to rezone 3790, 3700, 3650 and 3600 South Main Street from CT2 (Commercial Campground) to RM3 (Medium Density Multiple Housing). This rezoning will facilitate the consolidation of four parcels into one large parcel, which will allow for the construction of two 5 ½ storey apartment buildings, containing a total of 180-units.



Information:

The staff report to Council and Zoning Amendment Bylaw 2019-38 will be available for public inspection from **Friday, October 4, 2019 to Tuesday, November 5, 2019** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, November 5, 2019** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, November 5, 2019** to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: publichearings@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the November 5, 2019 Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP

Manager of Planning

Date: October 1, 2019
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 3790 South Main Street

File No: PRJ2019-090

Subject: Zoning Amendment Bylaw No. 2019-38

Staff Recommendation

THAT “Zoning Amendment Bylaw No. 2019-38”, a bylaw to rezone Lots 1, 2, 3 and 4 of District Lots 197 and 587, Similkameen Division Yale District Plan 27190, located at 3790, 3700, 3650 and 3600 South Main Street, from CT2 (Campground Commercial) to RM3 (Medium Density Multiple Housing), be given first reading and be forwarded to the November 5, 2019 Public Hearing.

Strategic priority objective

Community Design: The City of Penticton will attract, promote and support sustainable growth and development congruent with the community’s vision for the future.

Background

The applicant is requesting to rezone 3790, 3700, 3650 and 3600 South Main Street from CT2 (Commercial Campground) to RM3 (Medium Density Multiple Housing). This rezoning will facilitate the consolidation of four parcels into one large parcel, which will allow for the construction of 180 purpose built rental units. The proposal has been designed within the limitations of the RM3 zoning, and no variances are required to construct the development.

The subject property is currently zoned CT2 (Commercial Campground) and is designated for ‘urban residential’ within the Future Land Use Designation in the City’s Official Community Plan (OCP). ‘Urban Residential’ is described as “higher-density 3-6 storey apartment neighbourhoods in higher-amenity areas where building construction is primarily wood frame”. The subject property is approximately 1.78 ha (4.39 acres) in area and contains a campground. Photos of the property are included as Attachment ‘C’.

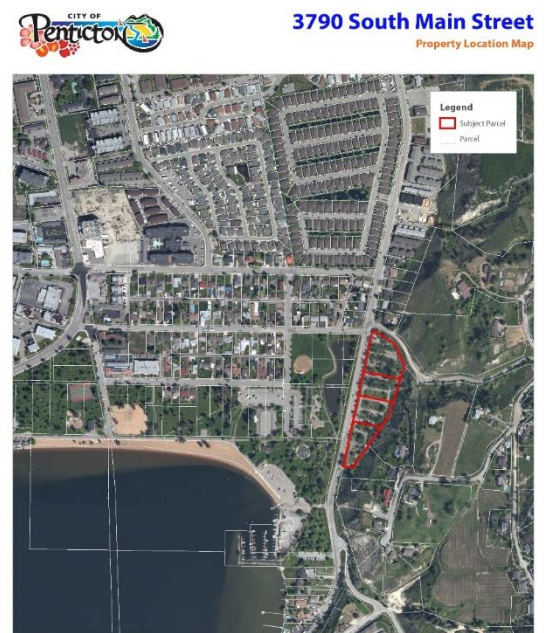


Figure 1 - Property Location Map

As indicated on the Zoning Map (Attachment 'A'), the surrounding neighbourhood currently contains a diverse mix of residential zones including RC (Country Residential), A (Agriculture), R1 (Large Lot Residential) and RM1 (Bareland Strata Housing). Of note, the subject property is directly across the street from Skaha Lake Park, with excellent access to plenty of green and amenity spaces. The subject property is considered a desirable location in the City.

In 2006, a rezoning application was submitted for the subject property which proposed 3 large buildings on the site. The buildings proposed were 10, 12 and 14 storeys high, which had raised concerns with some of the neighbours. The bylaw was eventually rescinded and abandoned by Council, and the property remained zoned as CT2 (Campground Commercial).

Proposal

The applicant(s) are proposing to construct two five and a half-storey apartment buildings, containing a total of 180-units. To facilitate this development, the applicant is requesting to rezone the property from CT2 (Campground Commercial) to RM3 (Medium Density Multiple Housing).



Figure 2 - Rendering of Proposed Buildings

The applicant is required to attain a Development Permit for the form and character of the building, as the property is considered within the Multifamily Development Permit Area. Staff are continuing to work with the applicant(s) to prepare a design that successfully meets the intent of the development permit area. The Development Permit will be presented to Council for consideration at a future Council date.

Financial implication

The application does not pose any significant implications to the City. All development costs are the responsibility of the applicant.

Technical Review

The application has been reviewed by the City's Technical Planning Committee (TPC). While there are challenges with the site, the committee considers that the proposed density of the development can be accommodated into the City's various infrastructure systems. It is the property owner(s) responsibility to provide services and/or upgrade existing services as required.

All buildings are required to be constructed to BC Building Code healthy and safety standards. Building code requirements have been identified to the applicant and will be addressed as part of the building permit process. Staff have reviewed the heritage value of the subject property and confirmed that it is not listed on any heritage lists.

Development Statistics

The following table outlines the proposed development statistics of the project:

	RM3 Zone	Proposed in Plans
Lot Area:	1400 m ²	17,973 m ²
Maximum Density:	1.6 Floor Area Ratio	0.982 Floor Area Ratio
Maximum Lot Coverage:	50%	20.4%
Maximum Hard Surfacing	60%	58%
Vehicle Parking:	1 per unit + 0.25 visitor spaces = 225 required parking spaces	276 provided
Maximum Height Principal building:	24.0m	18.25 m
Required Setbacks Front Yard (South Main St): Interior Side Yard (south): Exterior Side Yard (north): Rear Yard (east)	3.0 m 4.5 m 4.5 m 6.0 m	4.0 m 82.72 m 16.34 m 28.09 m

Analysis

Support Zoning Amendment Bylaw

The City's Official Community Plan (OCP) designation (Attachment 'B') for the subject property is 'urban residential', which supports townhouses and stacked townhouses, low-rise and mid-rise apartment/condo buildings up to 6-storeys. The proposed development is following the OCP vision for the subject properties, by providing more density on the properties in a housing type that is supported by the OCP.

Staff consider that the proposed zoning amendment will allow for development that is supported through the following City Policies (within OCP):

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- Policy 4.1.1.4 Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water and provision of parks, schools, and emergency services.
- Policy 4.1.3.1 Encourage more intensive “infill” residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- Policy 4.2.1.5 Create ‘complete streets’ (designed for everyone) in suitable areas that provide safe and comfortable mobility (i.e. allow for access, movement and crossing) for all users: pedestrian, cyclists, drivers, commercial vehicle operators and transit users.
- Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers
- Policy 4.2.2.4 Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
- Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
- Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.
- Policy 4.4.4.5 Explore and support initiatives to produce renewable energy, such as photovoltaic/solar (solar gardens, large and small-scale installations), heat exchange, geothermal, and district energy systems.
- Policy 4.5.3.2 Integrate urban agriculture opportunities into multi-family, mixed-use and commercial developments, available rights-of-way, boulevards, and civic facilities. These can include community gardens, intensive small-plot farming, edible landscaping, orchards, bee-keeping, pollinator gardens, and rooftop gardens.

The proposed development demonstrates conformance with the City’s OCP Policies. Staff consider that the proposed development is a strong application in a desired area of the community, that has been identified for increased density within the City’s OCP.

The subject properties are located within a development permit area, and will require approval prior to construction. Staff are continuing to work with the applicant(s) to create a design that successfully meets the intent of the development permit area guidelines. As such, the plans presented within this report are conceptual at this time and may receive minor alterations as the plans are finalized. Staff intend to bring the Development Permit back to Council for approval prior to adoption of the Zoning Amendment Bylaw.

Given that there is adequate policy through the OCP to support the proposal to rezone the subject property from CT2 (Campground Commercial) to RM3 (Medium Density Multiple Housing), support is recommended for First Reading of "Zoning Amendment Bylaw No. 2019-38".

Deny/Refer Zoning Amendment Bylaw

Council may consider that the applicant(s) can change the design to more accurately reflect the development permit guidelines. If this is the case, Council should refer the permit back to staff to work with the applicant(s) as directed by Council.

Alternate recommendation

THAT Council deny first reading of "Zoning Amendment Bylaw No. 2019-38".

Attachments

- Attachment A – Zoning Map of Subject Property
- Attachment B – Official Community Plan Map of Subject Property
- Attachment C – Images of Subject Property
- Attachment D – Letter of Intent
- Attachment E – Conceptual Site Plan
- Attachment F – Conceptual Building Elevations
- Attachment G – Conceptual Renderings
- Attachment H – Zoning Amendment Bylaw No. 2019-38

Respectfully submitted,

Nicole Capewell
Planner

Concurrence

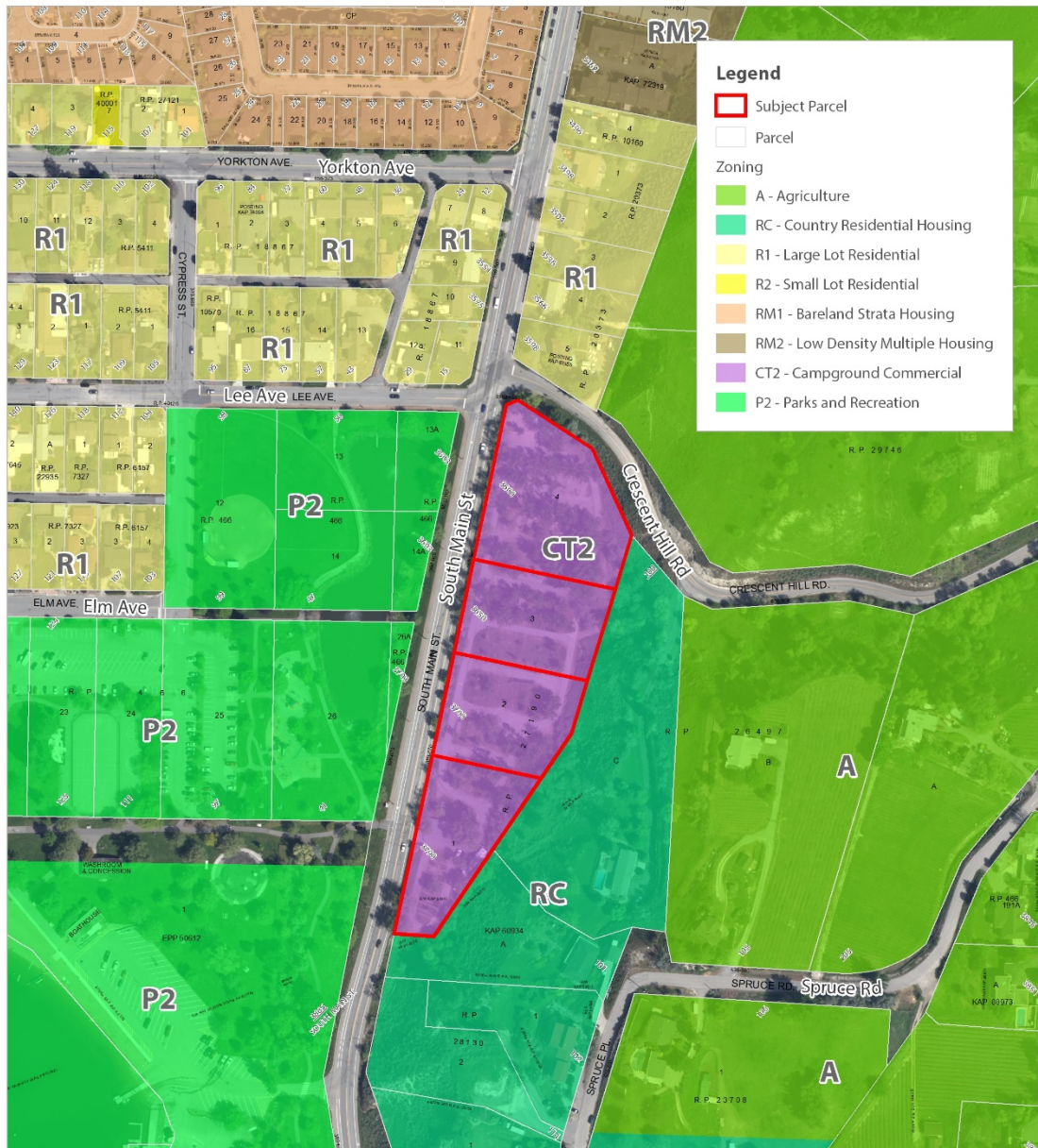
Acting DS Director	Chief Administrative Officer
KK	DyD

Attachment A – Zoning Map of Subject Property

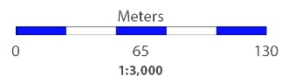


3790 South Main Street

Property Location Map



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Saturday, August 17, 2019
11:30:58 AM



penticton.ca

Attachment B – Official Community Plan Map of Subject Property



Attachment C – Images of Subject Property



Figure 3 - Looking north along South Main Street with subject property to the east



Figure 4 - Looking east towards subject property from South Main St



Rezoning – Letter of Intent

Property: 3790 South Main St,
Penticton, BC

Project Summary:

Highstreet Ventures Inc is looking to rezone the existing campground property at 3790 S Main St, at the North/East corner of Lake Skaha, from CT2-Campground Commercial to RM3-Medium Density Residential. We are looking to build purpose-built rental suites and includes x2 90-unit buildings, each being 5 storeys and with underground parking. The unit mix will be x138 two bedroom and x42 one-bedroom suites. There will also be a Community Building, which will house amenity space for the apartment tenants. Included in this building will be an office with a full-time manager who helps manage the residents as well as acts as a liaison for the surrounding community, a common area with kitchen for larger social functions, a gym space, and an outdoor social space. Typically, we provide outdoor amenity space such as a dog run and community gardens, and we will determine what to include based on the market conditions. 275 parking spaces will be provided (no variance required), and of that 40% is below ground. No variances are currently being sought by this development.

Community/Neighbourhood Benefit:

This development application provides Penticton 180 well needed purpose-built market rental apartments and will provide the surrounding businesses with an added potential customer base year-round. Downtown is not far and can be accessed by transit on Route 5 – the Main Street bus, and the added population at our property would increase ridership. The site is also across from large park spaces and beach, while the highway and airport are close by making it a desirable location to live, appealing to a broad base of people.

There will also be a benefit to the community as it will have a minimal environmental impact. Highstreet is working towards net-zero project, meaning the buildings will produce as much energy use as it uses. To do this the buildings must use minimal amounts of energy so we're constantly improving our building envelope to reduce energy demands. To produce energy, PV panels are an integral part of the design. The building electrical system will be sized to produce as much power as the building load, and enough panels will be installed to produce power for the common spaces of the buildings.

The project will be built to high quality and standards. This will help ensure long lasting, visually appealing building and suites, benefitting the residents and surrounding community. We pride ourselves in developing condo-quality suites which includes quartz countertop, durable siding, super-insulated/air-tight building envelope, triple pane windows, LVT and high-quality fixtures.

HIGHSTREET VENTURES INC

📍 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4 🌐 HIGHSTREETVENTURES.CA
✉ INFO@HIGHSTREETVENTURES.CA 📞 778.946.6250 📠 778.946.6251

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

We also build using Built Green Canada standards, that ensure high quality, environmentally friendly products. Our current targets are certified Platinum.

OCP Review:

The site was chosen by Highstreet as this development is in line with the City of Penticton's view set out in their OCP. This includes:

- adding housing for population growth (Part 2.1)
- provide infill project, as developable land is limited (Part 2.1)
- provide livable community with low-rise structures, taking advantage of neighbouring amenities (Part 2.1)
- conforms with City's Residential Goals (Part 2.2): variety of housing types, densification of Main Street-Skaha Lake Rd, add to rental stock which will help with rising rental rates, add high quality housing, and develop neighbourhoods that are considerate of the environment
- conforms with City's General Residential Policies (Part 2.2): variety of housing types, infill developments within existing serviced areas, encourage intensification of residential land along Main St and Skaha Lake Road spine, medium density residential as per Schedule B of OCP, encourage energy efficient residential development

Neighbouring Properties Impacts:

The site has a large hill in the back, which rises from about 340M above sea level to about 370M above sea level, a total of 30M (on the Southern half where other properties are located). The RM3 zoning bylaw allows for 24M, and the proposed building would be near 18-19M, therefore would not impact any views of the properties to the East. Due to the hill the properties across S Main St would not have any views impeded. The properties to the North, across Crescent Hill Rd would not have any views impacted as they face West, and have Crescent Hill Rd as a buffer. There are no properties to the South due to the slope direction of the hill behind the property.

To ensure the projects fits in to the surrounding area, landscaping will be used to soften areas as needed, and we will work with the City to ensure the streetscape is enhanced to ensure a 'neighbourhood feel' for the frontage along S Main St. Lastly, the development will not disturb the slope behind the property, and any of the associated ecosystem on it.

HIGHSTREET VENTURES INC

📍 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4 🌐 HIGHSTREETVENTURES.CA
✉️ INFO@HIGHSTREETVENTURES.CA 📞 778.946.6250 📠 778.946.6251

Attachment E – Conceptual Site Plan



Attachment I – Conceptual Building Elevations

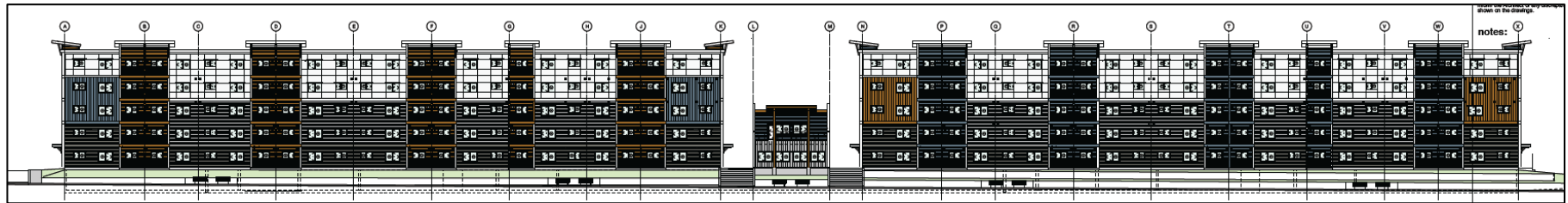


Figure 5 - West Elevation of Proposed Buildings (Facing South Main St)

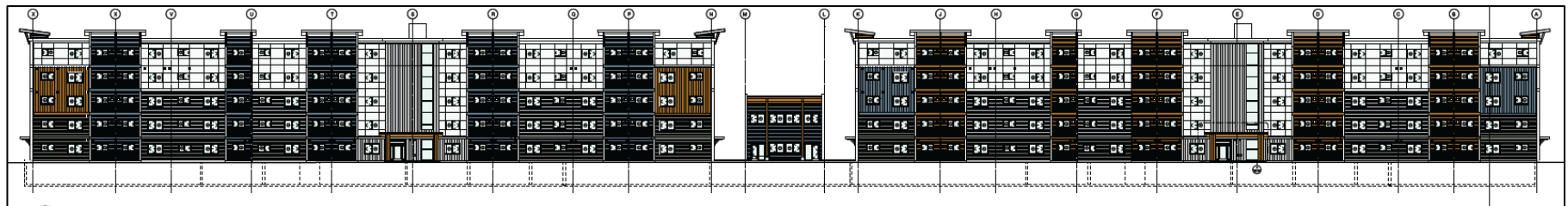


Figure 6 - East Elevation of Proposed Buildings (Facing Parking Lot at Rear of Property)

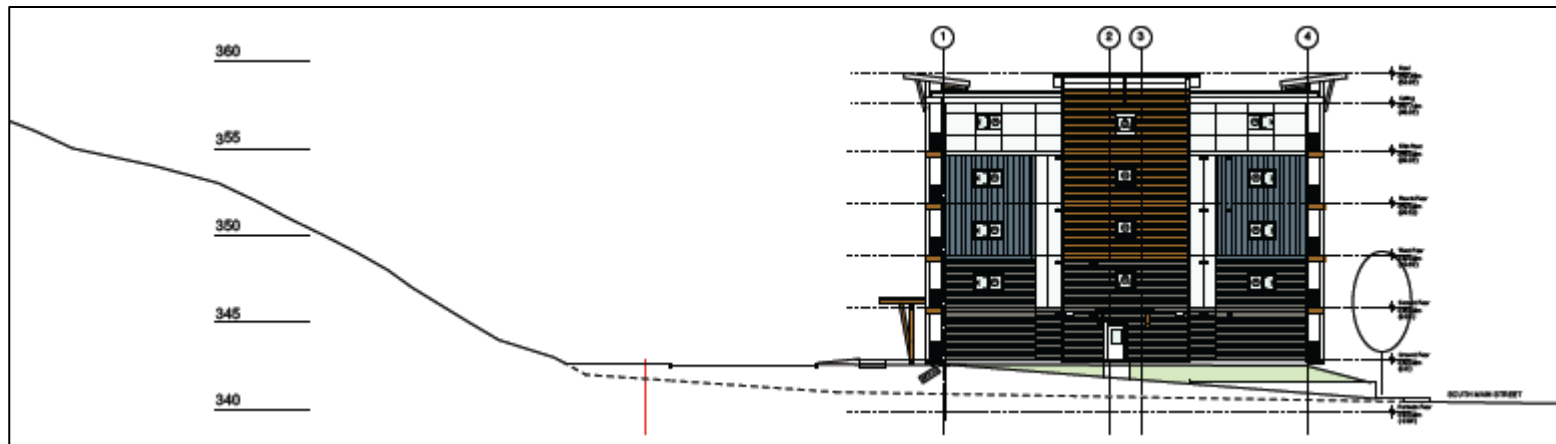


Figure 7 - Site Section from North End (Looking South)

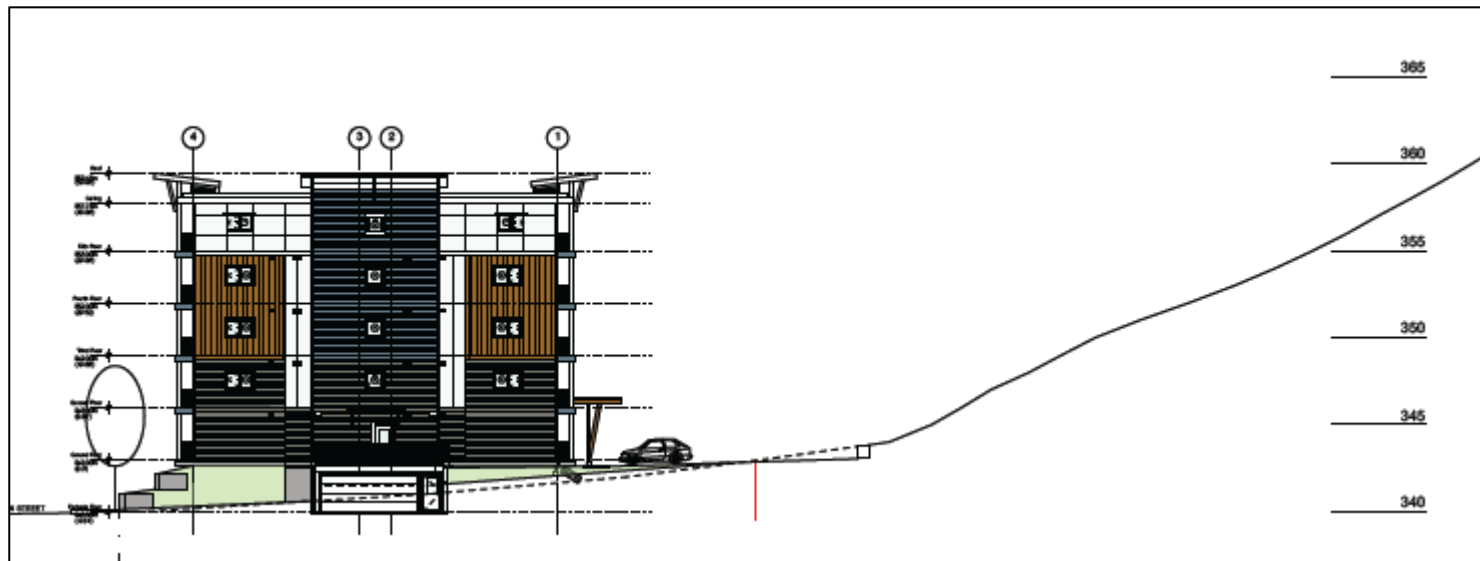


Figure 8 - Site Section from South End (Looking North)

Attachment G – Conceptual Renderings



Figure 9 - Conceptual Rendering of South Main Street



Figure 10 - Conceptual Rendering of South Main Street

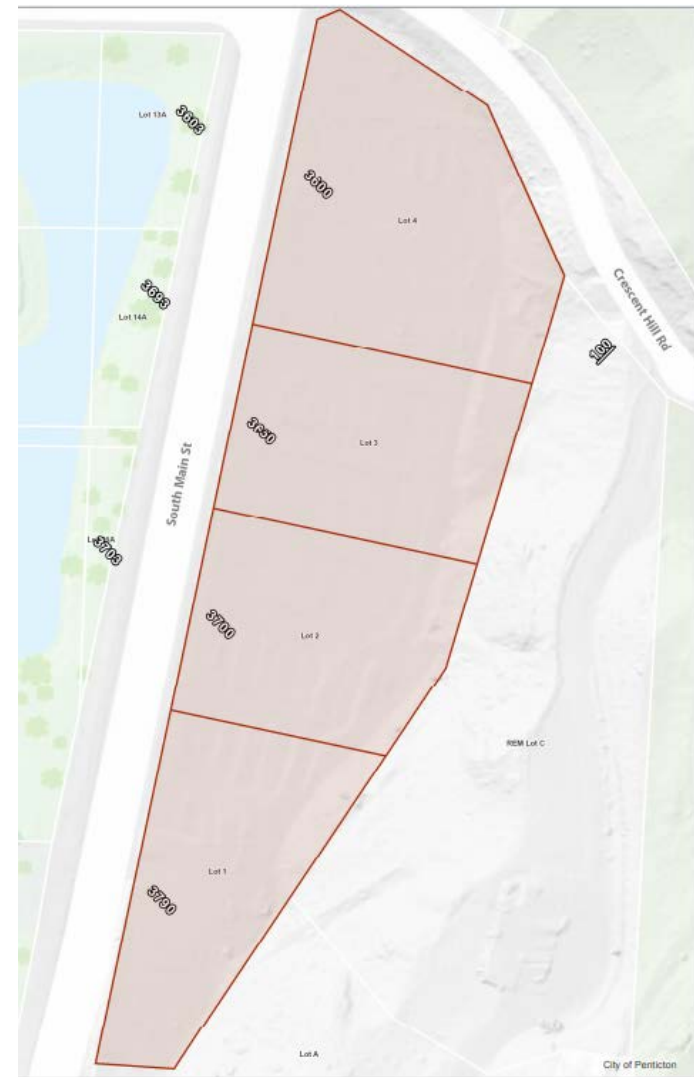


Figure 11 - Conceptual Rendering from Crescent Hill Road (Top of Bank)

Rezone 3790, 3700, 3650 and 3600
South Main St.

From CT2 (Campground Commercial)

To RM3 (Medium Density Multiple
Housing)



City of Penticton – Schedule ‘A’

Zoning Amendment Bylaw No. 2019-38

Date: _____

Corporate Officer: _____